

BK 6158PG052

TRANSFER
TAX
PAID 47-180

WARRANTY DEED

004307

KNOW ALL MEN BY THESE PRESENTS, that Albert O. Piper of Waterville, County of Kennebec, State of Maine, through his Attorney-in-Fact, Jan P. Kornbluth, of 147 Beacon Street, Portland, County of Cumberland, State of Maine for consideration paid, grants to Donald E. Gehret and Sue C. Gehret, whose mailing address is PO Box 718, Oakland County of Kennebec, State of Maine, as joint tenants with Warranty Covenants the land in Waterville, County of Kennebec, State of Maine, described as follows:

Beginning at a point one hundred (100) feet from the westerly side of Gilman Street on the southerly line of Taylor Avenue and continuing by and along said southerly line of Taylor Avenue, one hundred (100) feet; thence at right angles in a southeasterly direction, one hundred (100) feet; thence at right angles in a northeasterly direction, one hundred (100) feet; thence at right angles in a northwesterly direction, one hundred (100) feet, back to the southerly line of Taylor Avenue and point of beginning. Said lot being designated as Lot #32 on that Plan drawn by F. V. Armstrong, of Waterville in the County of Kennebec and State of Maine, on December 4, 1939, and recorded in the Kennebec Registry of Deeds under the title of "Gilman Heights", Map Book 12, Page 77.

It is mutually agreed and understood that this Lot or Parcel of land is subject to the following restrictive covenants:

1. No lot of land shall be sold, the dimension of which are less than seventy-five (75) feet by one hundred (100) feet.
2. No building for the use of more than one family shall be built thereon, except such lots as agreed upon by vote of the directors and to be designated as soon as the map of the lots is complete and recorded at the Registry of Deeds at Augusta, Maine.
3. The main entrance of any single dwelling built thereon, shall face the street.
4. The front wall of any such building shall be at least thirty-five (35) feet from the street line, thereby extending a uniform building line thirty-five (35) feet from said street line.
5. Each building thereon, must provide a space of at least fifteen (15) feet on each side of the building to the respective boundary lines.
6. The cost of each main building on these lots shall be at least \$5,000.00, exclusive of all other buildings, landscaping and any other improvement to the land, not directly affixed to the main building.
7. No part of said property shall be used for any commercial purposes of any kind whatsoever.
8. On subsequent sales of land, the sale shall be governed by the so-called "Neighborhood Improvement Act" suggested by the National Association of Real Estate Boards.

Weeks & Hutchins, Attorneys at Law, Two Park Place, P. O. Box 417, Waterville, Maine 04903-0417

Donald E. Gehret

9. The Plans of new homes must be submitted to and approved by Gilman Heights Incorporated.


Meaning and intending to convey the same premises described in a Warranty Deed from Earl A. McCaslin and Leota E. McCaslin to Albert O. Piper and Bettina W. Piper as Joint Tenants, recorded in Book 1549, Page 457, dated May 27, 1971 and recorded on June 2, 1971. The said Bettina W. Piper died testate on July 27, 1992.

WITNESS my hand and seal this 29th day of February, 2000.



Albert O. Piper, Grantor

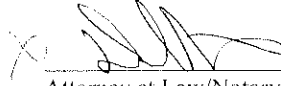
By: Jan P. Kornbluth his Attorney-in-Fact


BY: Jan P. Kornbluth under POA dated 2-21-2000
February 29, 2000

State of Maine
Kennebec, ss.

Then personally appeared the above named Jan P. Kornbluth, and acknowledged the foregoing instrument to be her free act and deed in her said capacity as Albert Piper's Attorney-in-Fact, and the free act and deed of Albert O. Piper.

Before me,



Attorney at Law/Notary Public

50-T5

DAVID R. WHITTIER
MY COMMISSION EXPIRES:
AUGUST 31, 2000

RECEIVED KENNEBEC SS.

2000 MAR -1 AM 9:00

ATTEST: 
REGISTER OF DEEDS